

LAND AREA SUBDIVIDED: 14.687 ACRES
OF WHICH:
2.413 ACRES BEING RIGHT OF WAY LOCATED WITHIN SANDERELL DRIVE, TOURNAMENT WAY, AND ENGLISH TURN DRIVE.
3.343 ACRES BEING LOCATED IN RESERVE "KK" AND 1,757 ACRES BEING LOCATED IN THE RESUBDIVISION OF RESERVE H, SECTION 2, PHASE 2.
7.175 ACRES BEING LOCATED IN LOTS 773 THROUGH 811, BOTH INCLUSIVE.

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY AND IN VIRGINIA MILITARY SURVEY NUMBERS 469 AND 6840, CONTAINING 14,687 ACRES OF LAND, 12,889 ACRES OF LAND BEING PART OF THAT TRACT OF LAND CONVEYED TO M/I HOMES OF CENTRAL OHIO, LLC, AN OHIO LIMITED LIABILITY COMPANY, BY DEED OF RECORD IN INSTRUMENT NUMBER 200405260121580, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND 1,798 ACRES OF LAND BEING ALL OF RESERVE "H" CONVEYED TO THE PINNACLE CLUB HOMEOWNERS' ASSOCIATION, INC IN INSTRUMENT NUMBER 200505110089392, AND SHOWN OF RECORD IN "PINNACLE CLUB SECTION 2, PHASE 2" OF RECORD IN PLAT BOOK 107 PAGES 92-93, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, M/I HOMES OF CENTRAL OHIO, LLC, AN OHIO LIMITED LIABILITY COMPANY, BY LLOYD T. SIMPSON, SENIOR VICE PRESIDENT OF OPERATIONS, AND PINNACLE CLUB HOMEOWNERS ASSOCIATION, INC, BY LLOYD T. SIMPSON, PRESIDENT, OWNERS OF THE LAND PLATED HEREIN, DULY AUTHORIZED IN THE PREMISES, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "PINNACLE CLUB SECTION 2 PHASE 4", A SUBDIVISION CONTAINING LOTS NUMBERED 773 TO 811, BOTH INCLUSIVE, AND AREAS DESIGNATED AND DELINEATED AS "RESERVE H" AND "RESERVE "KK", DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL OR PART OF ENGLISH TURN DRIVE, TOURNAMENT WAY, AND SANDERELL DRIVE SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS, WITHIN AREAS DESIGNATED "EASEMENT", "DRAINAGE EASEMENT", AND RESERVES "H" AND "KK" ON THIS PLAT, ARE HEREBY GRANTED TO THE CITY OF GROVE CITY, OHIO, AMERICAN ELECTRIC POWER AND AMERITECH, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTING, USING AND MAINTAINING PUBLIC AND PRIVATE UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND, AND WHERE NECESSARY, ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN RESERVE "H", RESERVE "KK", THE STREAM PRESERVATION EASEMENT AND AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY GRANTED TO THE CITY OF GROVE CITY, OHIO, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTING, USING AND MAINTAINING STORM WATER DRAINAGE SWALES AND OR OTHER STORM WATER DRAINAGE FACILITIES, EXCEPT AS PROVIDED FOR IN THE DEVELOPER'S OVERALL SCHEME FOR THE DEVELOPMENT OF PINNACLE CLUB SECTION 2, PHASE 4, NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT.

IN WITNESS WHEREOF, LLOYD T. SIMPSON, SENIOR VICE PRESIDENT OF OPERATIONS OF M/I HOMES OF CENTRAL OHIO, LLC, AN OHIO LIMITED LIABILITY COMPANY, HAS HEREUNTO SET HIS HAND THIS DAY OF _____, 2010.

M/I HOMES OF CENTRAL OHIO, LLC,
AN OHIO LIMITED LIABILITY COMPANY:

PINNACLE CLUB HOMEOWNERS ASSOCIATION, INC.:

BY _____ BY _____
LLOYD T. SIMPSON LLOYD T. SIMPSON
SENIOR VICE PRESIDENT OF OPERATIONS PRESIDENT

WITNESSED AND ACKNOWLEDGED BY:

STATE OF OHIO
COUNTY OF FRANKLIN:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED LLOYD T. SIMPSON, SENIOR VICE PRESIDENT OF OPERATIONS OF M/I HOMES OF CENTRAL OHIO, LLC, AN OHIO LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF M/I HOMES OF CENTRAL OHIO, LLC, AN OHIO LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS ____ DAY OF _____, 2010.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC,
STATE OF OHIO

CITY OF GROVE CITY, OHIO THE PINNACLE CLUB PLAT SECTION 2, PHASE 4 AND RESUBDIVISION OF RESERVE H, SECTION 2, PHASE 2 JANUARY 2010

APPROVED THIS ____ DAY OF _____, 2010

PLANNING COMMISSION CHAIR
CITY OF GROVE CITY, OHIO

APPROVED THIS ____ DAY OF _____, 2010

REVIEWED BY
HOCKADEN & ASSOCIATES, INC.
FOR CITY OF GROVE CITY, OHIO

APPROVED THIS ____ DAY OF _____, 2010

DIRECTOR OF PUBLIC SERVICE,
CITY OF GROVE CITY, OHIO

APPROVED THIS ____ DAY OF _____, 2010

MAYOR,
CITY OF GROVE CITY, OHIO

APPROVED AND ACCEPTED BY ORDINANCE NO. _____ PASSED THIS ____ DAY OF _____, 2010, WHEREIN ALL OF SANDERELL DRIVE, TOURNAMENT WAY, AND ENGLISH TURN DRIVE, SHOWN DEDICATED HEREON ARE ACCEPTED BY THE COUNCIL OF THE CITY OF GROVE CITY, OHIO.

CITY CLERK,
CITY OF GROVE CITY, OHIO

TRANSFERRED THIS ____ DAY OF _____, 2010

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS ____ DAY OF _____, 2010
AT _____, FEE _____

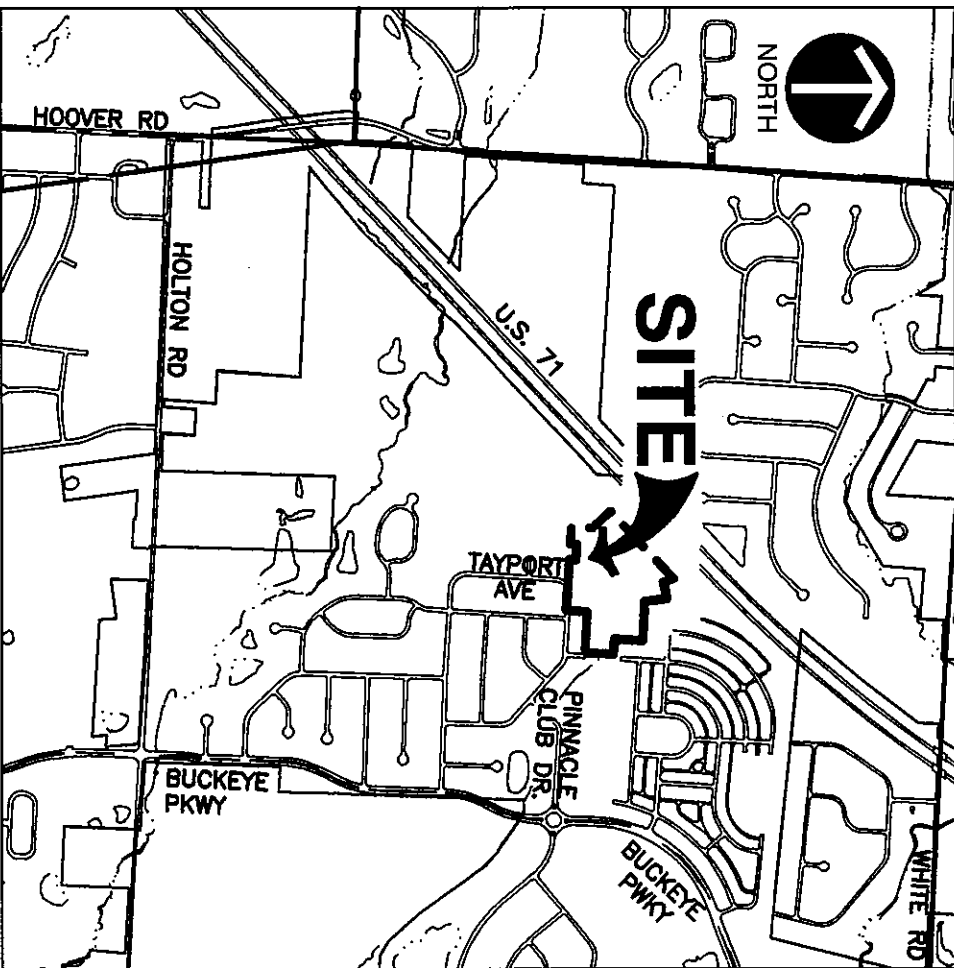
RECORDER, FRANKLIN COUNTY, OHIO

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

FILE NO. _____

RECORDED THIS ____ DAY OF _____, 2010

PLAT BOOK _____ PAGES _____



NOTE A: RESERVE "H" AND RESERVE "KK":
RESERVES "H" AND "KK" AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE TITLES TO THE LOTS IN THE PINNACLE CLUB SUBDIVISION(S) FOR THE PURPOSE OF OPEN SPACE/STORM WATER DETENTION, AND ALL USES ALLOWED BY THE THEN CURRENT ZONING TEXT.

NOTE B: THE LAND SHOWN HEREON HEREBY BEING PLATTED AS PINNACLE CLUB SECTION 2, PHASE 5, IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON THE FEDERAL MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 39049C0406K, WITH EFFECTIVE DATE OF JULY 17, 2008.

NOTE C: STREAM PRESERVATION ZONE
THE STREAM PRESERVATION ZONE SHALL FOREVER BE RESTRICTED FROM DEVELOPMENT WITH BUILDINGS, STRUCTURES, AND USES. THE NATURAL STATE OF SAID ZONE SHALL REMAIN UNDISTURBED. IT IS ALSO THE INTENT AND PURPOSE OF THE STREAM PRESERVATION ZONE TO RESTRICT AND FORBID ANY ACTIVITY OR USE WHICH WOULD AS A NATURAL CONSEQUENCE OF SUCH, IMPEDE OR MAKE MORE DIFFICULT THE ACCOMPLISHMENT OF THE PURPOSE OF WHICH THE SAID ZONE WAS CREATED, SUBJECT HOWEVER TO THOSE DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY OF GROVE CITY, OHIO, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTING, USING AND MAINTAINING STORM WATER DRAINAGE SWALES AND OR OTHER STORM WATER DRAINAGE FACILITIES, AND AS PROVIDED IN THE DEVELOPER'S OVERALL SCHEME FOR THE DEVELOPMENT OF PINNACLE CLUB SECTION 2, PHASE 4.

SURVEY DATA:
BASIS OF BEARING: THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE SAME MERIDIAN AS THE BEARINGS SHOWN ON THE SUBDIVISION PLAN ENTITLED "CREKESIDE SECTION 1", OF RECORD IN PLAT BOOK 93, PAGES 58-61, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. AS SHOWN ON SAID PLAT OF RECORD, A WEST LINE OF BUCKEYE PARKWAY BEARS NORTH 01°54'34" EAST.

SOURCE DATA: THE SOURCES OF RECORDED SURVEY DATA ARE THE RECORDS OF THE FRANKLIN COUNTY, OHIO, RECORDER REFERENCED IN THE PLAN AND TEXT OF THIS PLAT.

IRON PINS: IRON PINS WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE IRON PIPES, THIRTEEN SIXTEENTHS INCH INSIDE DIAMETER, THIRTY INCHES LONG WITH A PLASTIC PLUG PLACED IN THE TOP END BEARING THE INITIALS CEC

PERMANENT MARKERS: WHERE INDICATED HEREON, ARE TO BE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS ARE TO BE SET TO MONUMENT THE POINTS INDICATED AND ARE TO BE SET WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH AN ALUMINUM CAP STAMPED CEC. ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED PUNCHED TO RECORD THE ACTUAL LOCATIONS OF THE POINT.

RECEIVED

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GCT PLANNING COMMISSION

DRAFT

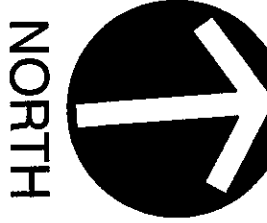


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DRAWN BY: JSC CHECKED BY: MP APPROVED BY: DRAFT
DATE: DEC 2009 DWG SCALE: 1" = 50' PROJECT NO.: 090-247

PINNACLE PLAT

SHEET 1 OF 2



NORTH

CITY OF GROVE CITY, OHIO

THE PINNACLE CLUB

SECTION 2, PHASE 4 AND RESUBDIVISION OF RESERVE H, SECTION 2, PHASE 2

JANUARY 2010

NOTE A. RESERVES "H" AND "K".

RESERVES "H" AND "K" AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE TITLES TO THE LOTS IN THE PINNACLE CLUB SUBDIVISION(S) FOR THE PURPOSE OF OPEN SPACE/STORM WATER DETENTION, AND ALL USES ALLOWED BY THE THEN CURRENT ZONING TEXT, A DRAINAGE AND UTILITY EASEMENT IS GRANTED OVER RESERVES "H" AND "K" TO THE CITY OF GROVE CITY, OHIO, AMERICAN ELECTRIC POWER AND AMERITCH, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTING, USING AND MAINTAINING PUBLIC AND PRIVATE UTILITIES ABOVE AND BELOW THE SURFACE OF THE GROUND, AND WHERE NECESSARY, ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LAKES AND FOR STORM WATER DRAINAGE, WITHIN RESERVE "H" AND AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAN. AN ADDITIONAL EASEMENT IS HEREBY GRANTED TO THE CITY OF GROVE CITY, OHIO, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTING, USING AND MAINTAINING STORM WATER DRAINAGE SWALES AND OR OTHER STORM WATER DRAINAGE FACILITIES, EXCEPT AS PROVIDED FOR IN THE DEVELOPER'S OVERALL SPECIFIC FOR THE DEVELOPMENT OF PINNACLE CLUB SECTION 2, PHASE 4. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAN.

NOTE B. FLOOD HAZARD INFORMATION

THE LAND SHOWN HEREON HEREBY BEING PLATTED AS PINNACLE CLUB SECTION 2, PHASE 5, IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON THE FEDERAL MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 3904000408K, WITH EFFECTIVE DATE OF JULY 17, 2008.

NOTE C. STREAM PRESERVATION ZONE

THE STREAM PRESERVATION ZONE SHALL FOREVER BE RESTRICTED FROM DEVELOPMENT WITH BUILDINGS, STRUCTURES, AND USES, THE NATURAL STATE OF SAID ZONE SHALL REMAIN UNDISTURBED. IT IS ALSO THE INTENT AND PURPOSE OF THE STREAM PRESERVATION ZONE TO RESTRICT AND FORBID ANY ACTIVITY OR USE WHICH WOULD AS A NATURAL CONSEQUENCE OF SUCH, IMPAIR OR MAKE MORE DIFFICULT THE ACCOMPLISHMENT OF THE PURPOSE OF WHICH THE SAID ZONE WAS CREATED, SUBJECT HOWEVER TO THOSE DRAINAGE AND UTILITY EASEMENTS GRANTED TO THE CITY OF GROVE CITY, OHIO, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTING, USING AND MAINTAINING STORM WATER DRAINAGE SWALES AND OR OTHER STORM WATER DRAINAGE FACILITIES, AND AS PROVIDED IN THE DEVELOPER'S OVERALL SPECIFIC FOR THE DEVELOPMENT OF PINNACLE CLUB SECTION 2, PHASE 4.

NOTE D. EASEMENT LOCATION - RESERVE H.

THE EXISTING DRAINAGE EASEMENT / OPEN SPACE EASEMENT IN RESERVE "H" AND SHOWN OF RECORD ON PINNACLE CLUB SECTION 2, PHASE 2 AS RECORDED IN DEED BOOK 107, PAGE 92, RECORDED'S OFFICE FRANKLIN COUNTY, OHIO IS HEREBY REMOVED AND RECREATED AND REDUCED/ENLARGED HEREON AS DELINEATED ALONG THE LINES DESCRIBED AS L1, L2, L3, AND L4.

NOTE E. LANDSCAPE BUFFER EASEMENT

THE AREA OF LAND ON EACH OF LOTS 774-787 DESIGNATED HEREON AS A LANDSCAPE BUFFER EASEMENT SHALL BE IMPROVED WITH LANDSCAPING. THE LANDSCAPING BUFFER EASEMENT SHALL ALSO BE DESIGNATED AS A "NO BUILD ZONE" AND SHALL REMAIN FREE OF ALL STRUCTURES, INCLUDING BUT NOT LIMITED TO SHEDS, FENCES, SWING SETS, PLAY STRUCTURES, SATURATE DISH AREAS, AND THE LIKE. THE OWNER OF EACH LOT SHALL CARE FOR AND MAINTAIN THE LANDSCAPING AND TREES LOCATED WITHIN THE LANDSCAPE BUFFER EASEMENT ON THE OWNERS' LOT. THE PINNACLE CLUB HOMEOWNERS' ASSOCIATION, INC. SHALL HAVE AND IS HEREBY GRANTED A NONEXCLUSIVE RIGHT AND EASEMENT IN AND OVER THE LANDSCAPE BUFFER EASEMENT TO CARE FOR AND MAINTAIN THE LANDSCAPING AND TREES. THE PINNACLE CLUB HOMEOWNERS' ASSOCIATION, INC. SHALL HAVE THE OBLIGATION TO REPLANT DEAD TREES.

BREAKLINE
RESUBDIVISION OF RESERVE H
1,797 ACRES ORIGINAL ACRES
1,797 ACRES AFTER RESUBDIVISION
PREVIOUSLY RECORDED IN PINNACLE CLUB
SECTION 2, PHASE 1, PG 105, PGS 93
AND CONVERTED TO THE PINNACLE CLUB
HOMEOWNERS' ASSOCIATION, INC. OF RECORD
IN INST. NO. 200303110003032

RESERVE "H"
PINNACLE CLUB
SECTION 2, PHASE 2
P.B. 107, PG 92

WILLET LANE
RESERVE "U"

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